

**A Regular Meeting of the North Park  
Redevelopment Project Area Committee (PAC)  
Tuesday, January 8, 2008 at 6:00 p.m.  
San Diego National Bank, 3180 University Avenue (2<sup>nd</sup> Floor)  
San Diego, CA 92104**

The members of the North Park Project Area Committee (PAC) held a regular meeting at the above time and place. Notice was posted for purposes of the Brown Act at the City Administration Building at least 72 hours before the meeting.

**The attendance of the committee members was as follows:**

<b>Ed Badrak</b>	Present	<b>Wally Orsatti</b>	Present
<b>Jordana Beebe</b>	Present	<b>Gayle Richardson</b>	Absent
<b>Kirsten Clemons</b>	Present	<b>Andrea Roberts</b>	Absent
<b>Patrick Edwards</b>	Present	<b>Robert Steppke</b>	Present
<b>Don Leichtling</b>	Present	<b>John Zolezzi</b>	Present
<b>Roger Lewis</b>	Present	<b>Allison Hollies</b>	Present

**City and Agency Representatives:**

Michael Lengyel, Michelle Rosenthal and Maureen Ostrye of the Redevelopment Agency and Monica Pelaez, Representative for Councilmember Toni Atkins, were in attendance.

**I. Call to Order & NPPAC Member Announcements**

The meeting was called to order at 6:03 p.m. Roll was called and a quorum was established.

**II. Adoption of Agenda**

**Motion** (Edwards/Leichtling) to adopt the agenda of the January 8, 2008 meeting with Action/Discussion Items A and B reversed in order.

**(Passed – 10/0/0)**

**III. Approval of Minutes**

**Motion** (Edwards/Leichtling) to adopt the minutes of the November 13, 2007 NPPAC meeting as revised to reflect Allison Hollies included in the attendance list and noted present as of being voted into the PAC.

**(Passed – 10/0/0)**

**IV. Elected Official Reports**

None.

**V. Public Comment**

None.

**VI. Chair's Report**

Vice-Chair Roger Lewis reported on the upcoming 2008 North Park PAC Election. He noted that the Election will take place on Tuesday, February 12, 2008 from 6:00 p.m. to 8:00 p.m. and that all PAC members will have the opportunity to vote during a break in the meeting.

**VII. Action/Discussion Items (A and B reversed in order)**

**B. Lyric Opera Liquidated Damages Reconsideration**

Leon Natker discussed the \$352,500 "liquidated damages" claim the Lyric Opera is seeking from the Redevelopment Agency. Natker stated the amount was promised to the Lyric Opera due to an extended permitting process. Michael Lengyel noted that after reviewing the claim, the City Attorney's Office found

that the Redevelopment Agency is under no legal obligation to pay it because a formal agreement was never created. It was further noted that the matter was sent to the Mayor's Office for review and guidance. Monica Pelaez indicated that the District 3 Council Office has been in contact with the Mayor's Office and that Councilmember Atkins has released a memo requesting a docket date in less than 30 days.

**Motion** (Edwards/Steppke) for the NPPAC to support a Resolution of Dispute between the Lyric Opera and the Redevelopment Agency with the assistance of Council District 3 within 30 days.

**(Passed – 8/0/2)**

**Motion** (Edwards/Steppke) should no resolution of this dispute be reached within 30 days, the NPPAC recommends to the Redevelopment Agency to direct sufficient Agency funds for payment of the capital improvements debt incurred by the Lyric Opera during construction due to delays.

**(Passed – 8/0/2)**

#### **A. Housing Enhancement Loan Program (H.E.L.P.)**

Michael Lengyel presented an overview of the North Park Redevelopment Housing Enhancement Loan Program (H.E.L.P.). He noted that the program will use \$470,000 of North Park's tax increment housing set aside monies to provide forgivable housing enhancement loans of up to \$25,000 for property improvements and an additional \$5,000 for water conserving landscape improvements. He also indicated the program is available to all Greater North Park owner-occupants of one-unit and two-unit properties whose gross household income is no greater than 100% of the Area Median Income. Don Leichtling suggested that the \$5,000 loan also include energy conserving improvements. Michael Lengyel noted that he would include that suggestion in the program.

**Motion** (Leichtling/Beebe) to approve the North Park Redevelopment Housing Enhancement Loan Program (H.E.L.P.) as presented and to encourage the City Attorney's review to be completed as soon as possible in order for the program to be implemented.

**(Passed – 9/0/1)**

#### **C. Parking Management Working Group Report**

Roger Lewis noted the Parking Management Working Group report will be postponed until the February 12, 2008 PAC meeting.

### **VIII. Staff Report/Project Updates**

Michael Lengyel and Michelle Rosenthal provided updates on current redevelopment projects and initiatives.

### **IX. Sub-committee Reports**

It was reported that the PAC Housing Policy Sub-committee will hold one more meeting in February in order to finalize its revisions to the Housing Policy and present it to the PAC. Robert Steppke passed out copies of the revisions made to the PAC Bylaws by the Bylaws Sub-committee and encouraged the PAC to review the changes and be prepared to make any suggestions at the February meeting.

### **X. Requests for Next Agenda**

1. Parking Management Working Group Report
2. Storefront Improvement Program
3. Theatre Park and Streetscape Improvements
4. PAC Housing Policy Sub-committee Revisions
5. PAC Bylaws Sub-committee Revisions

### **XI. Adjournment – 8:10 p.m.**

**PUBLIC PARTICIPATION IS ENCOURAGED. FOR FURTHER INFORMATION ABOUT THE NORTH PARK REDEVELOPMENT PROJECT, PLEASE CALL THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO (619) 236-6268.**